

# BALTIMORE COUNTY MASTER PLAN 1979 - 1990



**open space and  
recreation plan**

**4**

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BALTIMORE COUNTY MASTER PLAN

OPEN SPACE AND RECREATION PLAN

November 19, 1979

This volume is one of six that were adopted by resolution by the Baltimore County Council November 19, 1979, as the Baltimore County Master Plan. The text of the County Council Resolution adopting the Plan, Resolution No. 71-79, is set out on the following pages.

The six volumes that were adopted as the Baltimore County Master Plan are entitled:

THE PHYSICAL DEVELOPMENT PLAN: PART I LAND USE ELEMENT

THE PHYSICAL DEVELOPMENT PLAN: PART II TRANSPORTATION ELEMENT

THE HOUSING AND COMMUNITY PRESERVATION PLAN

THE PUBLIC FACILITIES PLAN: PART I COMMUNITY SERVICES

THE PUBLIC FACILITIES PLAN: PART II UTILITIES

THE OPEN SPACE AND RECREATION PLAN

COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND  
Legislative Session 1979, Legislative Day No. 22

RESOLUTION NO. 71-79

Mr. Norman W. Lauenstein, Councilman

By the County Council, November 19, 1979

WHEREAS, by Article XI-A of the Maryland Constitution, the General Assembly is authorized to provide a grant of "express powers" to counties that form a charter government; and

WHEREAS, by Article 25A, Section 5 of the Annotated Code of Maryland, the General Assembly has designated the "express powers" to be granted to charter counties, which powers include the power to enact local laws for the protection and promotion of public health, safety and welfare, relating to planning, zoning and subdivision, and to pass all ordinances, resolutions or bylaws that may be necessary and proper to execute and enforce any of the powers expressly enumerated; and

WHEREAS, the people of Baltimore County in accordance with the Constitution and Laws of the State of Maryland have adopted, ordained and established the Baltimore County Charter; and

WHEREAS, pursuant to provisions of the Charter and of the County Code, the County is responsible for planning for the future growth and development of the County, including the preparation of a Master Plan; and

WHEREAS, pursuant to Section 523 of the Baltimore County Charter, the Master Plan shall be a composite of mapped and written proposals setting forth comprehensive objectives, policies and standards to serve as a guide for the development of the County; and

WHEREAS, the Charter provides that the Office of Planning and Zoning prepare and revise a Master Plan at least every ten years, the previous such revision being accomplished in 1975; and

WHEREAS, pursuant to Section 523 of the Baltimore County Charter, the County Council has the responsibility to accept or modify, and then adopt by resolution, a Master Plan which it receives from the Office of Planning and Zoning; and

WHEREAS, the County Council has caused to be prepared by consultants and staff, at great expense to the taxpayers of Baltimore County, a comprehensive growth management planning study which has been accomplished over the past three years; and

WHEREAS, the elements of said planning study together comprise a Master Plan, containing objectives, policies and standards, and a composite of mapped and written proposals serving as a guide for the physical development of the County; and

WHEREAS, the Planning Board of Baltimore County has held public hearings on the Master Plan and on the elements thereof and has recommended the adoption of certain elements of that Plan; and

WHEREAS, the Office of Planning and Zoning has submitted to the County Council a Master Plan, entitled "Recommended Baltimore County Master Plan 1979-1995", with accompanying map entitled "Baltimore County Master Plan Land Use Plan"; and

WHEREAS, the County Council has held a public hearing on the Master Plan on September 11, 1979.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COUNCIL OF BALTIMORE COUNTY, MARYLAND, that the Master Plan submitted by the Office of Planning and Zoning and adopted by the Baltimore County Planning Board, including mapped and written proposals, are hereby amended and modified, and as so amended and modified, are hereby adopted and declared to incorporate and be comprised of the following written and mapped components, which will serve as a guide for the development of the County, and which may be subject to such further modifications as deemed advisable by the Baltimore County Council:

"Baltimore County Master Plan 1979-1990" Written Components, maps, errata and addendum thereto, as follows:

SECTION I

Baltimore County Growth Management Program Physical Development Plan, Part I, Land Use Element.

SECTION II

Baltimore County Growth Management Program Physical Development Plan, Part II, Transportation Element.

SECTION III

Baltimore County Growth Management Program Housing and Community Preservation Plan.

SECTION IV

Baltimore County Growth Management Program Open Space and Recreation Plan.

SECTION V

Baltimore County Growth Management Program Public Facilities Plan, Part I, Community Services.

SECTION VI

Baltimore County Growth Management Program Public Facilities Plan, Part II, Utilities.

BE IT FURTHER RESOLVED, that, using the Baltimore County Master Plan 1979-1990 herein adopted as a guide, the County Council intends to proceed with development of an overall growth management program for the implementation of the Master Plan, said program to include revised zoning maps, zoning rules and regulations, subdivision rules and regulations, a capital improvements program, community plans, including but not limited to Owings Mills and Whitemarsh, and such other legislation, regulations, policies and programs as may be necessary; and

BE IT FURTHER RESOLVED, that until said overall growth management program and implementation measures can be adopted, the Office of Planning and Zoning, the Baltimore County Council and all other departments, agencies and officials of the County, in the exercise of any powers, authority, duties or responsibilities related to actions impacting on land use, growth or development, including planning, zoning and subdivision activities, in the County, shall consider the objectives, policies and standards of the Master Plan.

BE IT FURTHER RESOLVED, that all programs and construction projects initiated by the County be in concert with or further the goals and objectives stated in the Master Plan adopted in this resolution, and further that the Director of the Office of Planning and Zoning make such an evaluation of each and every such project and program and forward said evaluation to the County Executive and the County Council for their consideration.

BE IT FURTHER RESOLVED, that supplementary to and in conformity with the Master Plan, the agencies of Baltimore County engage in an ongoing process which includes water, sewer, and solid waste management planning, management of the coastal zone of Baltimore County, designation of areas of critical state concern, specific area plans, and plans devoted to capital improvements and other facilities. It is intended that such plans, upon enactment by the County Council and as amended from time to time shall be incorporated in the Master Plan by reference.

BE IT FURTHER RESOLVED, that the County Council intends to approve a land use map to be part of the Master Plan concurrently with the adoption of the 1980 Comprehensive Zoning maps.

BE IT FURTHER RESOLVED, that the Planning Board forward to the Council, upon completion of the elements governing growth in each of the Growth Areas, a recommendation on the method of ensuring that all development actions made by the public and private sectors are in conformance with the master plan goals, objectives and elements as adopted by the County Council.

AND BE IT FURTHER RESOLVED, that previous Master Plans adopted by the Planning Board and/or the County Council are rescinded to the extent that they are inconsistent with the Baltimore County Master Plan 1979-1990.





# OPEN SPACE AND RECREATION PLAN

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Assistance provided by:

Wallace, McHarg, Roberts and Todd  
Hammer, Siler, George Associates  
Tischler, Marcou & Associates, Inc.  
Toups and Loiderman  
Alan M. Voorhees and Associates, Inc.  
Zuchelli, Hunter and Associates, Inc.



## CHAPTER I

### RECREATION AND OPEN SPACE

Significant public action is often a response to a crisis situation. The problem with open space and recreation as a public issue is that no highly visible crisis situation has developed to stir the public interest. The loss of open space is a quiet passing compared to other problems. But the loss, nonetheless, is often damaging to our natural environment, not to mention our sense of well-being. Once lost, open space is exceedingly difficult, if not impossible, to reclaim. There can be no denying the fact that now is the time to prepare for our future open space needs. The institutions for meeting those needs already exist; however, they have not kept pace with the growth of Baltimore County and the region.

Open space has generally been treated as a residual use of our natural resources after other development demands have been met. However, open space is not a residual use of land, but a vital component of an orderly urban environment that serves many irreplaceable functions.

The big problem, and the one most difficult to correct, is in older developed areas where large concentrations of population have only a small fraction of the accepted minimum requirement for recreational facilities. In these areas, programs could be formulated which provide for acquisition, development, and protection of recreational areas to keep pace with and meet the ever-increasing needs of the people of Baltimore County. Open space costs money, but recoups its cost by enhancing the value of surrounding land.

To obtain maximum efficiency in our open space, sites that serve more than one function are preferable. For example, preservation of floodplains and steep slopes will assure integrity of the stream valley, provide recreation areas, protect urban development from flooding, and afford visual relief from the urban scene.

The County should look for the following qualities in selecting land for park and open space acquisition or preservation:

- 1) possesses scenic and/or unique natural features;
- 2) performs important natural functions; and
- 3) fulfills several recreational functions.

The County could develop linear parks to provide the relief of natural open space into the pattern of man-made urban development. This would tend to strengthen the image of distinct communities. Corridors of open space could be maintained around the present urban area and between future towns. Where not publicly acquired, these spaces could be preserved through securing long-term easements or purchasing development rights or through zoning.

Open space lands should be managed to protect their natural processes, such as carrying floodwater, aquifer recharge and vegetative control of erosion. Zoning and subdivision regulations which seek to protect such areas from incompatible forms of development should be adopted and enforced. However, certain key natural areas, such as valleys, which will be subject to other, more intensive recreation uses as trails, will have to be protected through the purchase of easements, or, if necessary, in-fee purchase.

The County could consider modifying its zoning and subdivision regulations to severely limit development in those areas that perform important protection functions in their natural state such as wetlands, floodplains, and aquifer recharge areas.

#### SCENIC OPEN SPACE

Our scenic resources are constantly sacrificed to inadequately planned urban development. Scenic slopes, woodlands, and stream valleys give way to highways and subdivisions. Poor location and design of structures such as powerlines, sewer lines, and roads can mar scenic views and skylines. Moreover, development that crowds highway right-of-ways may spoil roadside vistas.

Public funds are not sufficient to keep all scenic areas within the public domain, but selective use of long-term easements, purchase of development rights, and zoning and subdivision regulations would help to preserve the environment for long-term public enjoyment.

The County should preserve scenic open space by encouraging high quality locational and design standards for both public improvements and private development that ensure compatibility with the natural surroundings. Funds could be provided to acquire scenic land or easements along roadways when rights-of-way are acquired.

#### CONSERVATION OF NATURAL RESOURCES AND HISTORIC AREAS

Scarce or unique natural features such as forested areas, areas supporting native wildlife, and geological areas are vulnerable to destruction. Although the need for urban development is unquestionable, its location and requirements are somewhat flexible.

In contrast, these unique features occur only in specific locations that can rarely be duplicated elsewhere. The educational-institutional role of conservation open space will become even more important as we continue to urbanize and will be greatly enhanced if experts are available to explain the process of nature at work. The potential heavy use of such facilities will require careful management and scheduled use.

Areas noted for their archeological or historical significance are also worthy of protection. New development or redevelopment near historic sites should be compatible with their historic character. The acquisition, restoration and management of historic areas are frequently accomplished by private foundations and historical societies, but may be aided by government.

The County should consider establishing and maintaining conservation areas for wildlife management and educational and scientific purposes. The County should also encourage educational institutions and other organizations to acquire, manage and operate conservation sites as part of their educational programs. County elected officials at the State and Federal level should encourage State and Federal acquisition of conservation areas readily accessible to the urban population. Professional staff could be provided in conservation areas to further public understanding of ecological and environmental management. The County should also help preserve historic and archeological sites and their environmental settings.

#### OPEN SPACE FOR RECREATION

A private facility that limits users, such as a golf course, yacht club, sports club, or company recreation area does not directly serve the needs of the general public for recreational areas. Private facilities do, however, reduce the demand that must be met by public facilities and may provide extra scenic open space in the County. A system of activity areas could be created close to where people live, and where the natural features of the landscape offer opportunity to:

- 1) relate to natural life processes; and
- 2) accommodate a wide variety of recreation activities.

In addition, the County could create a system of trails for hiking, jogging, horseback riding, and bicycling as well as establish a system of scenic and/or historical roads and bike paths that provide an effective and attractive way to travel from one place to another. This might, of course, require establishment of a park ranger corps for protection of both property and people.

Multipurpose recreational facilities at the existing reservoirs could be expanded, and acquisition could be started of impoundment areas along stream and river valleys for multiple use, including water supply, flood control, and recreational uses. It is also vital that the County consider acquiring public access points and activity areas on the Chesapeake Bay.

Public acquisition cannot, and need not, be the whole answer to the problem of open space and historic conservation. In the first place, funds for land acquisition are limited. In the second place, public acquisition of many areas should not be necessary, because for many farms and natural areas, the principal open space objective is achieved when urban development is excluded.

The land market, as it operates today, works against protection of private open space. Land is simply more valuable for urban development than for agriculture or any other open space use. The County should give special attention to the acquisition and/or preservation of desired open space that is likely to go into incompatible use or uses in the near future. To accomplish this, an emergency acquisition fund could be created within the Capital Budget.

## DONATIONS

Federal income tax provisions apply when easements are given to a government body, a publicly supported charity, or a private foundation. The County should actively solicit open space donations and furnish technical advice and assistance to prospective donors on the tax advantages of donations and on means of conveying easements and other partial interests consistent with public open space objectives.

## PUBLIC RECREATION ON PRIVATE LANDS

A landowner whose present business is marginal, or whose earnings are low, might find that providing recreation facilities would add to his income. Some capital investment is necessary, but with the growing demand for outdoor recreation activities and with the present shortage of facilities, good returns can be expected. Some types of facilities a landowner might consider are campgrounds, which can be divided into two types - transient and vacation. The transient campground provides facilities for overnight stops by travelers enroute to their destination. The vacation campground is usually a destination in itself and must provide additional recreational opportunities to attract the vacationer. If there is water nearby, he could cater to that group of people. In the off-season, he might accommodate hunters.

Picnic areas are almost totally lacking in many areas and could be provided by the private sector. Of course, the degree of attraction would depend on the location. Picnic areas could be developed separately, or in conjunction with a campground. It should provide both group and family picnic sites, a playground for children, and an open space area for group games to add to the popularity of the picnic area. The ideal location for a picnic area would be near water with swimming and/or fishing as an added attraction. The County should protect private recreation facilities that may become endangered and are designated as needed and appropriate for public use. (For example, the Rolling Road Country Club, Sparrows Point Country Club, the Country Club of Maryland and the Suburban Country Club).

## PROTECTIVE REGULATIONS

Forceful policy measures supporting protective regulations are the key to modifying the profit expectations that now so fundamentally influence the thinking not only of landowners but of legislators and judges as well, for it is expectations of profit that ultimately break down protective regulations. The very absence of such measures in the past encourage profit expectations for the future, even for land whose natural physical characteristics make it more suitable for open space than for development. Owners expect less of land only when it physically cannot be developed. What is needed is a comparable modification of expectations for land that should not be developed. The speculator must be persuaded to avoid important open spaces by the knowledge that development permission will be very hard, if not impossible, to obtain.

County residents have borne an unfair burden of the cost of providing open space for new County residents. Local parks and school sites serving the recreational needs of a neighborhood logically should be the responsibility of the developer who creates the neighborhood. In addition to the lack of local parks, the people cannot walk or bicycle to existing parks safely. Provision could be made

for non-motorized traffic in neighborhoods, and the logical answer is a system of paths separated from the streets. The proposed "Mandatory Dedication of Land for Public Use", or a modified version, could be included in the revisions of the subdivision regulations.

### INCENTIVES

Open space regulations often need the support of incentives and related measures. The search for incentives should concentrate on measures that satisfy two minimum criteria. The first is proper location of the preserved land. The second is the permanence of protection.

Major protection incentives for open space conservation ought to be available only for land designated by carefully prepared studies as appropriate for permanent protection. The protective regulations should insulate protected open spaces as completely as possible from the market forces that now push them into development. This may be difficult unless owners of protected land give up part of their property rights, through such mechanisms as easements, deed restrictions, development rights and land tenure.

### DENSITY TRANSFER

"Density Transfer" is one possible mechanism to permit the pooling of development rights. In effect, it would permit the cluster principle to operate across lot lines. Under density transfer, the owner of a parcel designated as open space would have a certain number of units of "leftover" density credit which, though he could not use them on his own land, he could transfer (i.e., sell) to the owner of another parcel, in a district designated for higher density. The purchase price paid to the owner of the "open space" parcel would become his compensation or incentive to retain his land as open space.

Density transfer could be used to reduce the cost of open space. Unused development rights in parks, instead of being absorbed at taxpayers' expense, could instead be sold to owners who wished to develop other property more intensively.

### PLANNING METHODS AND STANDARDS

This section describes how planning policies have been translated into quantitative terms that can serve as guidelines to acquisition and development programming. It indicates how much land should be bought, what facilities should be built, and which should be done first. It should be used as the basic framework for an update to the Recreation and Park Master Plan, last done in 1966.

The methods used in this chapter incorporate both conventional quantitative standards for the provision of recreation facilities and a more ambitious and flexible planning system that requires ongoing community participation in identifying and providing for specific local recreation needs. The total community including recreation councils must be involved in this process to ensure that most if not all interest groups and other segments of the population are properly represented.

## TABLE 1

[illegible]



Table 1 (page 6) indicates standards for the various park types that Baltimore County provides. Additionally, all parks serve a local park function of providing open space and visual relief within 500 feet of the home.

#### PARK ACREAGE OBJECTIVES

The following standards were developed by the Department of State Planning as part of the State Outdoor Recreation and Open Space Plan (SCORP). These standards were derived by comparing existing standards developed by the National Recreation and Park Association and the American Society of Planning Officials (now the American Planning Association):

##### County Governments

15-35 acres per 1,000 population in the County. County governments are responsible for Local, Neighborhood, and Community parks (5 acres per 1,000 each) and for Regional (Area, Waterfront, Linear, Natural Environment) Parks (20 acres per 1,000). However, the regional park responsibility could be shared with the State.

##### State

44-55 acres per 1,000 population in the entire state. The state government is responsible for at least the standard acreage (45 acres per 1,000 population in the state) and possibly more (up to 55 acres per 1,000 if standards are increased). Further, because some state parks also serve a regional function and some counties may not be capable of meeting this program element, the state may be responsible jointly with the counties to provide acreage for regional parks. In this case, the state share may perhaps be increased to 5-15 acres per 1,000 (as a part of the counties' 20 acres per 1,000 responsibility).

These standards are applied to the projected population for each RPD and the acreage objective for each type of park is derived. Table 2 (page 8) applies these standards to the existing and projected population at five-year intervals. To meet existing 1979 need by the year 2000, we must acquire at least 450 acres a year every year until then and with the population growth projections this figure rises to almost 700 acres a year. This would, of course, require a substantial increase in this section of the Capital and Operating Budgets. The County could spend \$7 million for acquisition and \$5 million for development each year through the year 2000 in order to reach the goals of this plan. By 1985, the debt service on this expenditure may cause the tax rate to increase approximately 5 cents; by 1990, it may mean approximately 9 cents on the tax rate. Funding increases could not be spent unless there is an increase in park acquisition staff at the Bureau of Land Acquisition. The proposed Greenspring Valley Trail, for example, was held up for three years in the Bureau of Land Acquisition. This type of delay has caused many problems for the Department of Recreation and Parks, especially with State Program Open Space, because it cannot obligate state funds until appraisals from the Bureau of Land Acquisition have been made.

TABLE 2

PARK ACREAGE OBJECTIVES BY AREA AND TYPELocal, Neighborhood and Community Parks

RPD	Existing Need	1980 Need	1985 Need	1990 Need	1995 Need	Total
301	0	0	0	0	0	0
302	0	0	0	0	0	0
303	0	0	0	0	0	0
304	0	0	0	0	0	0
305	0	0	0	0	0	0
306	250	20	50	100	75	495
307	0	0	0	0	0	0
308	25	10	20	10	20	85
309	0	15	30	30	10	85
310	0	0	0	0	0	0
311	0	10	20	50	100	180
312	120	40	30	50	50	290
313	310	15	50	50	50	475
314	0	0	0	0	0	0
315	650*	0	0	0	0	650
316	225	25	30	0	0	280
317	0	60	150	140	100	450
318	0	0	0	0	0	0
319	35	0	20	10	20	35
320	50	0	0	0	0	50
321	90	25	50	30	30	225
322	150	10	30	20	25	235
323	180	0	0	10	20	210
324	250*	0	0	0	0	250
325	0*	0	0	0	0	0
326	75*	0	0	0	0	75
327	280	20	10	0	0	310
328	0	0	10	0	0	10
329	170*	0	0	0	0	170
330	140*	0	0	0	0	140
331	0*	0	0	0	0	0
Sub- Total	3000	250	500	500	500	4750
Regional Parks	6000	350	900	900	900	9050
State Parks	10000	800	2000	2000	2000	16800
Total	19000	1400	3400	3400	3400	30600

\*Because of declining population, the acreage calculation was determined using the 1995 population projection.

## EFFECTS ON THE OPERATING BUDGET

The development of an outstanding recreational facility is a considerable achievement, but it is not enough; the facility must be staffed and maintained. A park facility, if it is not properly staffed for programs, protection and maintenance, can become a dangerous eyesore. Consequently, the expenditure of capital funds will have been wasted. Operating budget funding should increase at a corresponding rate with the annual acquisition and development of park land; and for the protection of both park facilities and park visitors, a corps of park rangers must be created. The County could use the standards developed in the "Maintenance and Facilities Study", done by the Management Analysis Section of the Office of the Budget, as a basis for the necessary yearly increase in maintenance personnel. The "Programming and Facilities Study", begun by the Office of the Budget, should be completed to increase the efficient use of the personnel in this section.

## LOCATIONAL ASSESSMENT FOR PARKS AND RECREATION AREAS

The purpose of this assessment is to identify urban areas of the County under-served by existing park facilities. This locational assessment identifies such areas for each of the major types of parks in the County. These areas are then examined in relation to the future growth areas through 1995, identified in the Land Use Plan. The identification of these under-served areas and the type of facility or facilities which they lack is intended to suggest possible numbers and general locations for needed park and recreation areas.

Waterfront parks serve the entire County. The Planning standards used for those parks in this assessment are as follows: one acre of waterfront park for every 400 people in the County; 400 square feet of beach per person for 2.5 percent of the County at any one time. Existing facilities were inventoried and compared to forecast need on a County-wide basis for this park type.

All the facilities on the Park Site Inventory and Location Maps were classified and mapped using the standards for local, neighborhood, community and area parks. The service radii have been mapped for each of the four park types to enable a determination of the planned development areas not served. In addition, waterfront parks and beach areas are assessed for 1995.

Based upon considerations and measures described above, areas suggested for development through 1995 are estimated to require the following additional park and recreation areas:

### LOCAL AND NEIGHBORHOOD PARKS:

Existing Communities	25
Whitemarsh	16
Red Run	6
*Patapsco	<u>11</u>

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\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring and for use in future plan d the updating.

#### COMMUNITY PARKS:

Existing Communities	2
Whitemarsh	0
Red Run	0
*Patapsco	<u>1</u>
	3

#### AREA PARKS

Existing Communities	1
Whitemarsh	1
Red Run	0
*Patapsco	<u>0</u>
	2

WATERFRONT PARKS                      1081 acres  
(of which 180 acres should be in beach)

#### RECREATIONAL DEMAND ANALYSIS

The purpose of developing a recreation distribution model is to examine the balance and distribution of recreational facilities and focus on the areas of need for Basic Services and the Capital Improvement Program. The balance between recreational supply and demand in Baltimore County can be estimated by measuring the capacity of certain recreational facilities and comparing it to the desire of the population within the service area to use these facilities. Estimates of the public desire to use these facilities are made according to surveyed patterns of recreational behavior.

Three popular recreational facilities - ballfields, tennis courts, and multi-purpose courts - were inventoried and plotted by Regional Planning District (RPD). An estimate of the capacity of the three recreational facility types was calculated on a persons-per-day basis. These standards estimate how many people could be accommodated per day at each facility type, as shown in Table 3. In all cases, the standard reflects active utilization of the facility, without an unreasonable level of crowding that would saturate a facility.

\*Projections through 1995 are presented here as a point of reference beyond the Plan year of 1990 for use in growth monitoring and for use in future plan updating.

TABLE 3				
	No. of Persons/ Facility	No. of Turnovers Per Day	No. of People/ Facility/Day	Population Served
Unlit Ballfield	20	2	40	1600
Lighted Ballfield	20	4	80	3200
Unlit Tennis Court	3	6	18	720
Lighted Tennis Court	3	10	30	1200
Unlit Multi- Purpose Court	10	6	60	2400
Lighted Multi- Purpose Court	10	10	100	4000

An actual study of recreational demand for playing outdoor games in Baltimore County could not be achieved without costly surveys of the entire population and detailed attendance figures at each facility. However, quicker and cheaper methods of determining the latent demand for playing outdoor games with adequate levels of accuracy exist. Sufficient survey research at the national level has been carried out to make somewhat reliable estimates of participation rates.

The results of the 1972 Bureau of Outdoor Recreation (BOR) Survey are considered the most reliable, and these data were used to develop the design day or the demand that the County might serve. With the participation rate data and the design day hypothesis, the population to be adequately served by each facility type has been estimated, as shown in Table 3.

The recreation inventory by RPD was multiplied by the "population served" column in Table 3. These figures were then compared to the 1979 population estimate and a percentage of recreational demand met was derived. The maps and tables that follow illustrate the projected needs and the unmet demand if new facilities are not built. Consideration should be given to the County developing park and recreation facilities at a rate which will allow Baltimore County to meet the needs of the present and projected future population by the year 2000.

TABLE 4

RPD#	Population	FACILITY CAPACITY			% OF DEMAND MET		
		Ball Fields	Tennis Courts	Multi-Purpose Courts	Ball Fields <sup>1</sup>	Tennis Courts <sup>2</sup>	Multi-Purpose Courts <sup>3</sup>
301	7,784	11,200	2,880	7,200	144	37	92
302	3,511	4,800	-	2,400	137	-	68
303	3,634	-	-	-	-	-	-
304	2,427	3,200	-	2,400	132	-	99
305	6,953	4,800	1,440	2,400	69	22	35
306	33,626	35,200	11,760	21,600	105	35	64
307	3,990	-	720	-	-	18	-
308	22,389	38,400	9,840	14,400	172	44	64
309	25,554	33,600	8,400	16,000	131	32	63
310	6,310	9,600	-	-	152	-	-
311	4,792	-	-	-	-	-	-
312	25,906	33,600	6,960	16,000	130	27	62
313	31,741	27,200	4,800	13,600	86	15	43
314	5,938	3,200	1,440	2,400	54	24	40
315	74,006	81,600	21,360	47,200	110	29	64
316	37,401	48,000	10,080	19,200	128	27	51
317	25,187	32,000	8,400	20,000	127	33	79
318	4,477	14,400	1,440	2,400	322	32	54
319	54,458	75,200	9,360	43,200	138	17	79
320	17,393	38,400	7,680	18,400	221	44	106
321	9,806	-	-	-	-	-	-
322	16,112	17,600	-	7,200	109	-	45
323	31,312	43,200	6,480	20,800	138	21	66
324	32,342	30,400	10,800	17,600	94	34	54
325	38,980	64,000	9,360	46,400	164	24	119
326	12,476	11,200	2,160	7,200	90	17	58
327	24,886	19,200	-	14,400	77	-	58
328	44,079	70,400	14,880	37,600	160	34	85
329	47,296	76,800	18,480	46,400	162	39	98
330	33,177	54,400	9,120	23,200	164	27	70
331	9,245	19,200	2,880	11,200	208	31	121

## COUNCILMANIC DISTRICTS

1	95,936	121,600	23,760	80,000	127	25	83
2	112,132	140,800	24,000	72,800	125	21	65
3	115,804	126,400	33,600	66,400	109	29	59
4	90,295	104,000	24,240	54,400	115	26	60
5	101,318	171,200	24,720	72,000	169	24	71
6	99,474	128,000	22,080	65,600	129	22	65
7	82,229	171,200	23,520	74,400	208	29	90

<sup>1</sup>See Map 1<sup>2</sup>See Map 2<sup>3</sup>See Map 3

TABLE 5

## FACILITIES NEEDED TO MEET 1980 DEMAND

RPD #	BALLFIELDS			TENNIS COURTS			MULTI-PURPOSE COURTS		
	Lighted	Unlit	Light Existing Facility	Lighted	Unlit	Light Existing Facility	Lighted	Unlit	Light Existing Facility
301	-	-	-	-	-	-	-	-	-
302	-	-	-	-	-	-	-	-	-
303	-	-	-	-	1	-	-	-	-
304	-	-	-	1	-	-	-	-	1
305	-	-	-	-	-	-	-	-	-
306	-	-	-	3	-	-	-	-	-
307	-	-	-	-	1	-	-	-	-
308	-	-	-	-	-	-	-	-	-
309	-	-	-	2	-	-	1	-	-
310	-	-	-	-	-	-	-	-	-
311	-	-	-	-	1	-	1	-	-
312	-	-	-	4	-	-	1	-	-
313	-	-	-	1	1	-	-	-	-
314	-	-	-	-	-	-	-	-	-
315	-	-	-	-	-	-	-	-	-
316	-	-	-	2	-	-	1	-	-
317	-	-	-	4	1	-	1	-	1
318	-	-	-	-	-	-	-	-	-
319	-	-	-	-	-	-	-	-	-
320	-	-	-	-	-	-	-	-	-
321	-	1	-	1	-	-	-	-	-
322	-	-	-	-	-	-	-	-	-
323	-	-	-	-	-	-	-	-	-
324	-	-	-	-	-	-	-	-	-
325	-	-	-	-	-	-	-	-	-
326	-	-	-	-	-	-	-	-	-
327	-	-	1	2	1	-	1	-	-
328	-	-	-	-	-	-	-	-	-
329	-	-	-	-	-	-	-	-	-
330	-	-	-	-	-	-	-	-	-
331	-	-	-	-	-	-	-	-	-
TOTAL	0	1	2	20	6	0	5	1	2

## FACILITIES NEEDED TO MEET 1985 DEMAND

RPD #	BALLFIELDS			TENNIS COURTS			MULTI-PURPOSE COURTS		
	Lighted	Unlit	Light Existing Facility	Lighted	Unlit	Light Existing Facility	Lighted	Unlit	Light Existing Facility
301	-	-	-	-	-	-	-	-	-
302	-	-	-	-	-	-	-	-	-
303	-	-	1	-	2	-	-	-	1
304	-	-	1	1	1	-	-	-	-
305	-	-	-	-	-	-	-	-	-
306	-	-	3	4	-	-	-	-	4
307	-	-	-	-	-	1	-	-	-
308	-	-	-	-	-	3	-	-	-
309	-	-	-	2	-	1	-	1	-
310	-	-	-	-	-	-	-	-	-
311	-	-	1	1	-	-	-	-	-
312	-	-	-	2	-	-	-	1	-
313	-	-	3	4	-	-	1	-	-
314	-	-	-	-	-	-	-	-	-
315	-	-	-	-	-	-	-	-	-
316	-	-	-	4	-	-	1	-	-
317	4	-	-	12	-	-	3	1	-
318	-	-	-	-	-	-	-	-	-
319	-	-	-	-	-	-	-	-	-
320	-	-	-	-	-	-	-	-	-
321	1	-	-	3	-	-	1	-	-
322	-	-	1	2	-	-	1	-	-
323	-	-	-	-	-	-	-	-	-
324	-	-	-	-	-	-	-	-	-
325	-	-	-	-	-	-	-	-	-
326	-	-	-	-	-	-	-	-	-
327	-	-	1	-	-	2	-	-	-
328	-	-	-	-	-	-	-	-	-
329	-	-	-	-	-	-	-	-	-
330	-	-	-	-	-	-	-	-	-
331	-	-	-	-	-	-	-	-	-
TOTAL	5	0	11	35	3	7	7	4	4

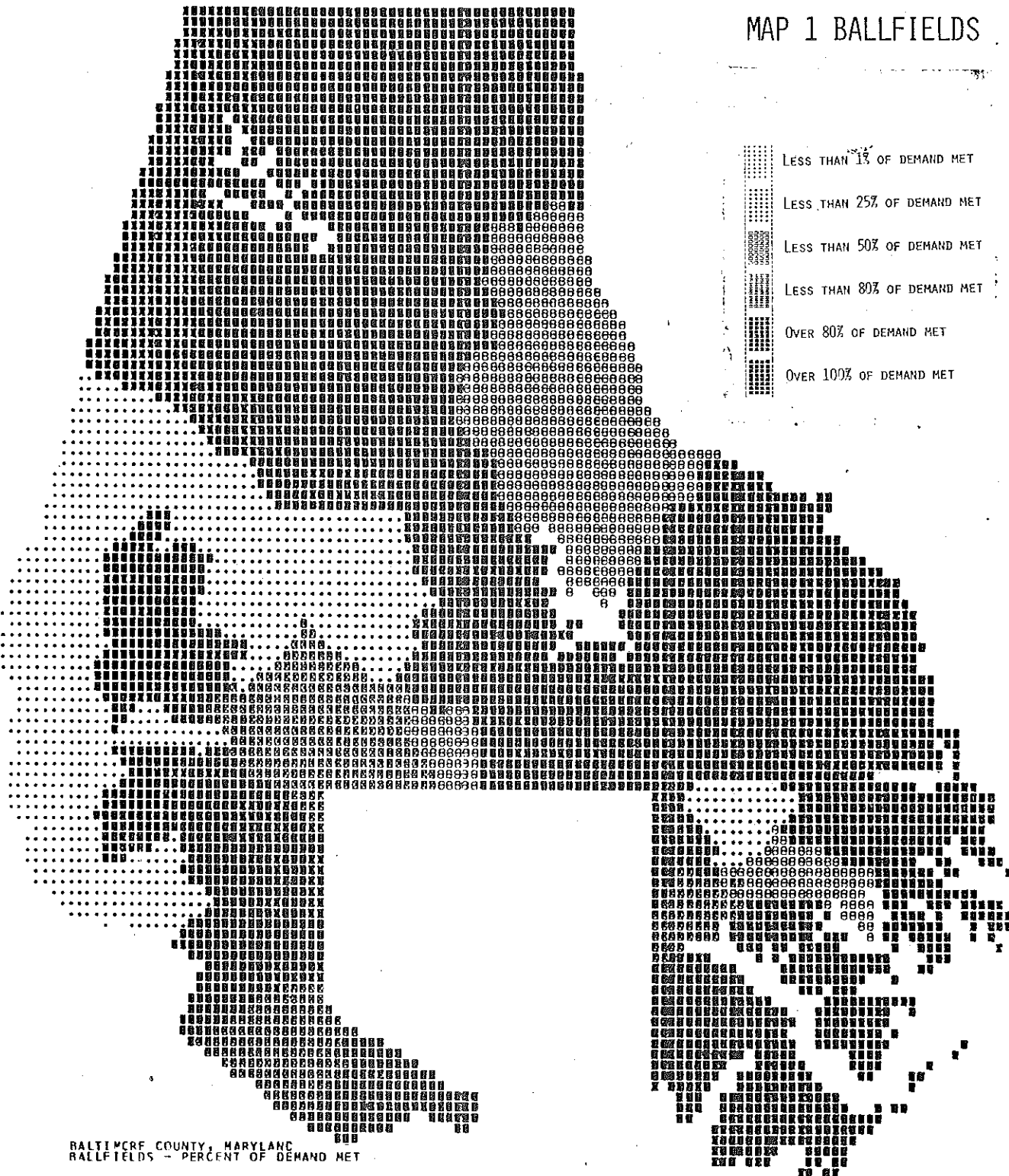
## FACILITIES NEEDED TO MEET 1990 DEMAND

RPD #	BALLFIELDS			TENNIS COURTS			MULTI-PURPOSE COURTS		
	Lighted	Unlit	Light Existing Facility	Lighted	Unlit	Light Existing Facility	Lighted	Unlit	Light Existing Facility
301	-	-	-	-	-	1	-	-	-
302	-	-	-	-	-	-	-	-	-
303	-	1	-	1	-	2	-	-	1
304	-	-	1	-	1	-	-	1	-
305	-	-	-	-	1	-	-	-	-
306	2	1	-	7	-	-	2	-	-
307	-	-	1	1	-	-	-	1	-
308	-	-	-	1	-	-	-	-	-
309	-	-	-	2	-	-	-	1	-
310	-	-	-	-	-	-	-	-	-
311	1	1	-	3	-	1	1	-	-
312	-	-	-	4	-	-	1	-	-
313	1	1	-	3	1	-	1	1	-
314	-	-	-	-	-	-	-	-	-
315	-	-	-	-	-	-	-	-	-
316	-	-	-	-	-	-	-	-	-
317	4	1	-	11	1	-	3	1	-
318	-	-	-	-	1	-	-	-	-
319	-	-	-	-	-	-	-	-	-
320	-	-	-	-	-	-	-	-	-
321	1	-	-	2	-	-	-	1	-
322	-	-	1	1	1	-	-	-	-
323	-	-	-	-	-	-	-	-	-
324	-	-	-	-	-	-	-	-	-
325	-	-	-	-	-	-	-	-	-
326	-	-	-	-	-	-	-	-	-
327	-	-	-	-	-	-	-	-	-
328	-	-	-	-	-	-	-	-	-
329	-	-	-	-	-	-	-	-	-
330	-	-	-	-	-	-	-	-	-
331	-	-	-	-	-	-	-	-	-
TOTAL	9	3	3	36	6	4	8	6	1

## FACILITIES NEEDED TO MEET 1995 DEMAND

RPD #	BALLFIELDS			TENNIS COURTS			MULTI-PURPOSE COURTS		
	Lighted	Unlit	Light Existing Facility	Lighted	Unlit	Light Existing Facility	Lighted	Unlit	Light Existing Facility
301	-	-	-	-	1	-	-	-	-
302	-	-	-	-	-	-	-	-	-
303	-	-	1	1	1	-	-	1	-
304	-	-	-	-	-	2	-	-	-
305	-	-	1	-	1	1	-	-	-
306	2	1	-	6	1	-	2	-	-
307	-	-	1	1	1	-	-	-	1
308	-	-	-	1	-	1	-	1	-
309	-	-	-	-	1	-	-	-	1
310	-	-	-	-	1	-	-	-	-
311	3	-	-	8	-	-	2	-	-
312	2	-	-	4	1	-	1	-	1
313	1	1	-	4	-	-	1	-	-
314	-	-	-	-	-	-	-	-	-
315	-	-	-	-	-	-	-	-	-
316	-	-	-	-	-	-	-	-	-
317	3	-	-	8	-	1	2	-	1
318	-	-	-	-	1	1	-	-	1
319	-	-	-	2	1	-	-	1	-
320	-	-	-	-	-	-	-	-	-
321	-	1	1	3	-	-	-	-	2
322	1	-	-	2	-	-	1	-	-
323	-	-	-	1	1	-	-	-	-
324	-	-	-	-	-	-	-	-	-
325	-	-	-	-	-	-	-	-	-
326	-	-	-	-	-	-	-	-	-
327	-	-	-	-	-	-	-	-	-
328	-	-	-	-	-	-	-	-	-
329	-	-	-	-	-	-	-	-	-
330	-	-	-	-	-	-	-	-	-
331	-	-	-	-	-	-	-	-	-
TOTAL	12	3	4	44	10	6	15	9	8

# MAP 1 BALLFIELDS



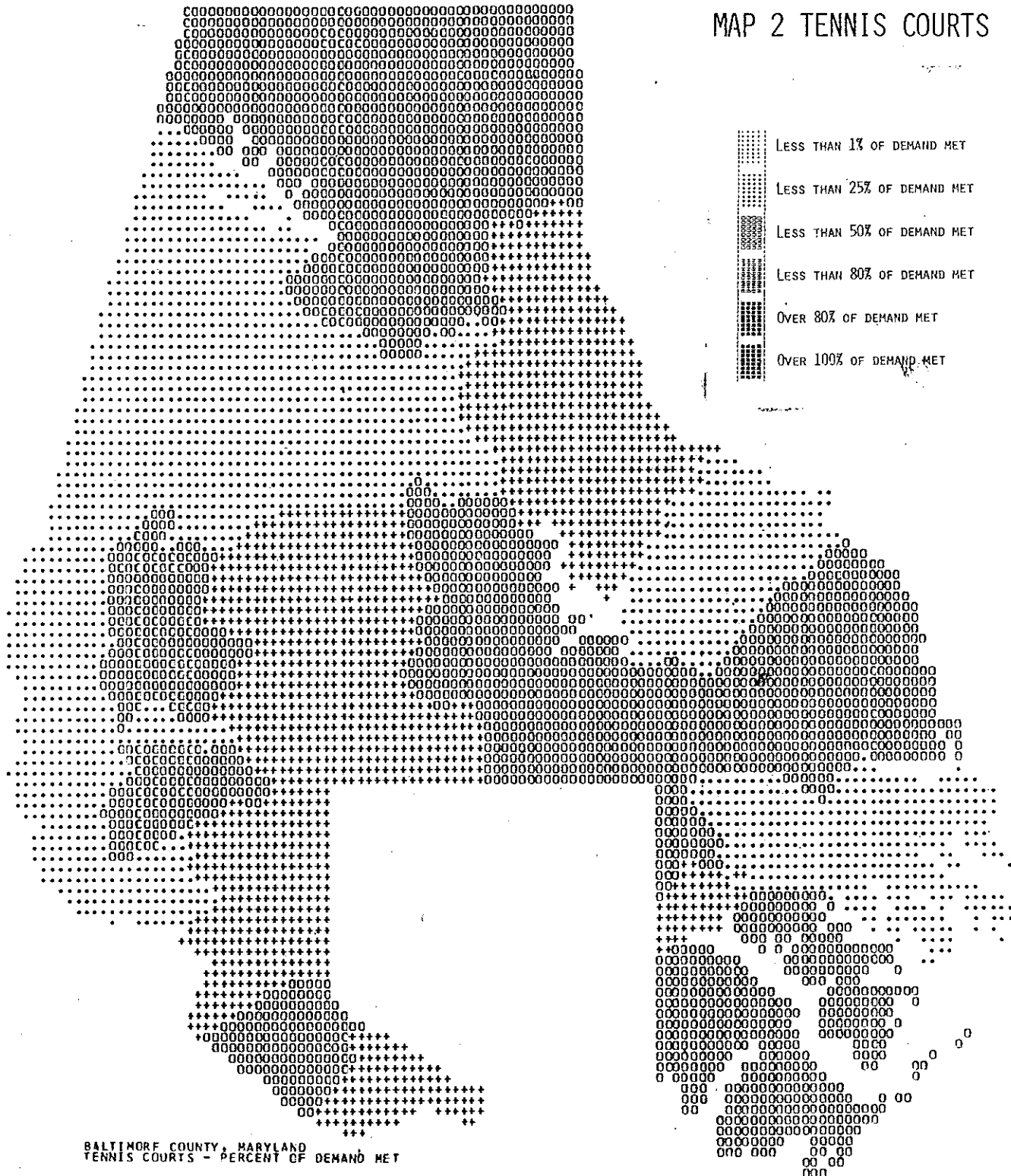
BALTIMORE COUNTY, MARYLAND  
BALLFIELDS - PERCENT OF DEMAND MET

LEVEL	1	2	3	4	5	6	7
.....	+++++	00000000	88888888	88888888	88888888	88888888	88888888
.....	+++++	00000000	88888888	88888888	88888888	88888888	88888888
.....	+++++	00000000	88888888	88888888	88888888	88888888	88888888
.....	+++++	00000000	88888888	88888888	88888888	88888888	88888888
FREQUENCY	4	0	0	3	3	21	0
MINIMUM	0.0	1.0	25.0	50.0	80.0	100.0	
MAXIMUM	0.9	24.9	49.9	79.9	99.9	399.9	

SOURCE OF DATA: BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING



# MAP 2 TENNIS COURTS

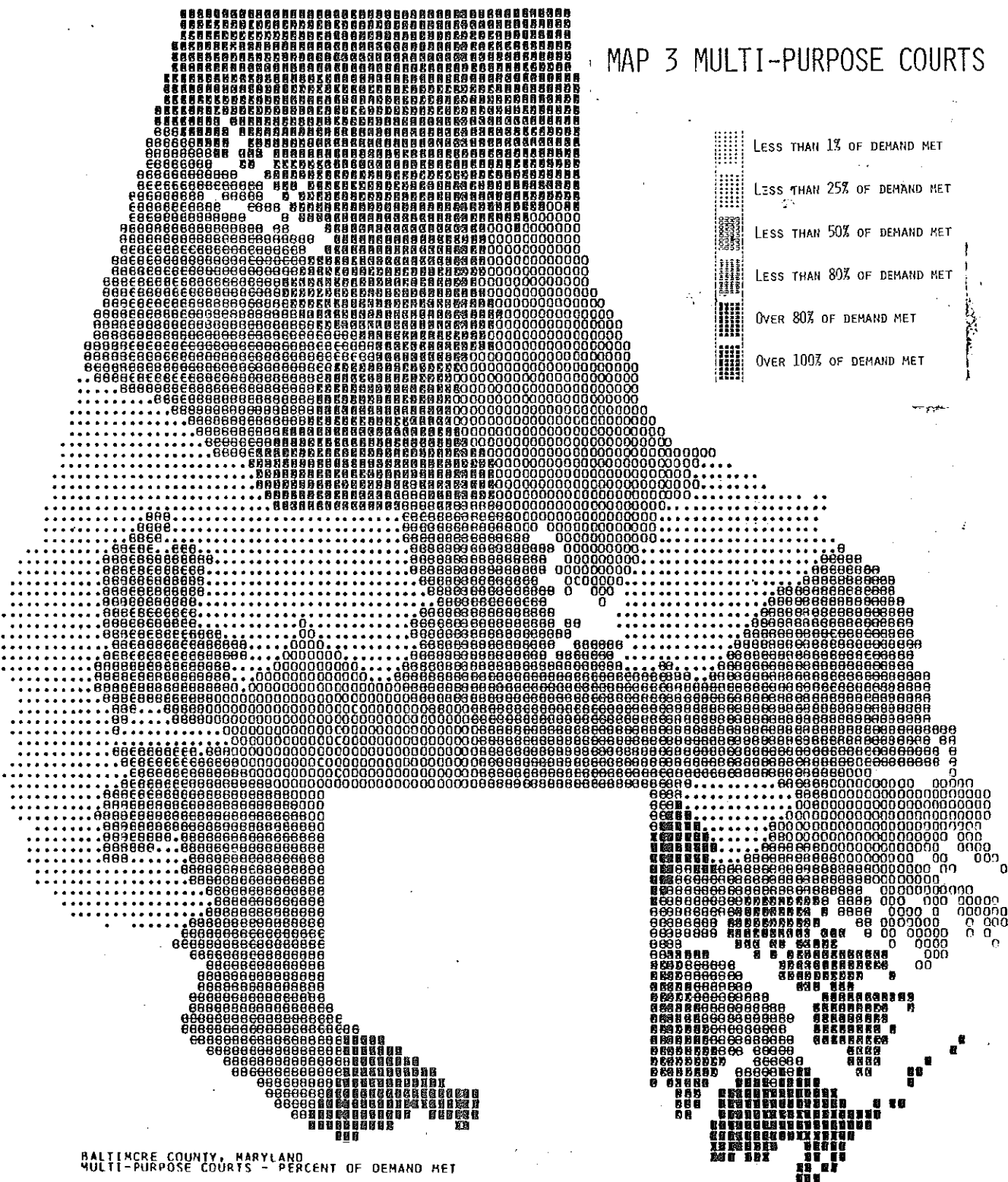


BALTIMORE COUNTY, MARYLAND  
TENNIS COURTS - PERCENT OF DEMAND MET

LEVEL	1	2	3	4	5	6	7
	.....	+++++	00000000	88888888	88888888	88888888	88888888
	.....	+++++	00000000	88888888	88888888	88888888	88888888
	.....	+++++	00000000	88888888	88888888	88888888	88888888
	.....	+++++	00000000	88888888	88888888	88888888	88888888
FREQUENCY	8	8	15	0	0	0	0
MINIMUM	0.0	1.0	25.0	50.0	80.0	100.0	
MAXIMUM	0.9	24.9	25.0	50.0	80.0	100.0	

SOURCE OF DATA: BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING

# MAP 3 MULTI-PURPOSE COURTS



LEVEL	1	2	3	4	5	6	7
.....	++++++	00000000	88888888	55555555	22222222	99999999	
.....	++++++	00000000	88888888	55555555	22222222	99999999	
.....	++++++	00000000	88888888	55555555	22222222	99999999	
.....	++++++	00000000	88888888	55555555	22222222	99999999	
FREQUENCY	5	0	4	15	4	1	0
MINIMUM	0.0	1.0	25.0	50.0	80.0	100.0	
MAXIMUM	0.9	24.9	49.9	79.9	99.9	100.0	
SOURCE OF DATA: BALTIMORE COUNTY OFFICE OF PLANNING AND ZONING							

CHAPTER II  
OPEN SPACE NEEDS BY GROWTH AREA IN  
BALTIMORE COUNTY

INTRODUCTION

A basic feature of the Growth Management Land Use Plan is the designation of five distinct types of Growth Area:

- Town and Community Centers
- Existing Communities Outside Centers
- New Development Areas
- Fringe Development Areas
- Rural, Agricultural, and Environmental Areas

Areas of the County that fit each of these categories have strongly similar conditions, among which are specific types of open space needs. This chapter describes the special types of open space needs that are associated with each of the five types of Growth Area. It should be noted that the types of open space identified here as particularly applicable to each type of Growth Area are not the only types of open space and recreation recommended for these areas. Rather, they are the types of open space for which there is a particular, special need in each specific type of growth area, in relation to other growth policies in that area.

The map presented on page 10 of the Growth Management Physical Development Plan, Part I, Land Use Element, shows the generalized boundaries of each Growth Area as they apply to each geographic portion of the County. Recommended County growth policies and actions applicable to each type of Growth Area are described in other portions of the Growth Management Plan, particularly the Land Use Element of the Physical Development Plan.

TOWN AND COMMUNITY CENTERS

Town and Community Centers are those areas in the County presently and/or proposed in the future to be in office, major commercial, and relatively high density residential use. These areas include existing or designated commercial and office centers, and the surrounding residential areas that relate or are recommended to relate directly to these centers based upon proximity, present use, or potential for future use or re-use.

Special open space needs in these centers include:

- Special landscaping and buffering areas to mitigate impacts of traffic and parking upon adjacent uses; and

- Recreational facilities that meet the particular needs of residents of nearby higher density housing such as special facilities for older

households, for teenagers, or for children of parents either working or shopping in the Center.

Public investment in recreation and open space in Town and Community Centers should serve as an important incentive to new private development and redevelopment of both commercial and higher density residential areas.

#### EXISTING COMMUNITIES OUTSIDE CENTERS

Existing communities outside centers include the older largely developed residential, institutional and industrial areas of the County.

Special open space needs in these existing communities include:

Additional active recreation parks in many neighborhoods;

Planted and landscaped areas either publicly or privately owned, to serve as a buffer and transition between different densities and intensities of use, for example between residential and industrial areas; and

Recreation facilities that meet the particular needs of residents of those areas which tend to house a high proportion of the County's older households.

Public investment in additional recreation and open space in existing communities outside of centers should serve to reinforce housing values in these areas, and together with other public investment, should encourage additional private reinvestment by present homeowners in existing housing.

#### NEW DEVELOPMENT AREAS

New Development Areas include two urban New Development Areas.

The Urban New Development Areas are intended for medium and high density residential development surrounding employment and commercial centers in accordance with detailed New Development Area Plans to be prepared by the County Office of Planning and Zoning.

In the Urban Development Areas, special open space needs include:

Special landscaped and planted areas designed within the new development area plans, to help assure that these planned high density communities are aesthetically pleasing places to live and work;

Special public investment in design and development of public central spaces within the New Development Areas;

Bikeways and pedestrian walkways to help create a well-designed and orderly community; and

Location of major recreation facilities in New Development Areas, at central locations so as to reinforce the unified community design structure of these areas.

Public investment in open space in Urban Development Areas, in combination with other forms of public investment in these areas, should serve as incentives to private development in these areas in accordance with the detailed New Development Area Plans to be prepared by the County Office of Planning and Zoning.

#### FRINGE DEVELOPMENT AREAS

Fringe Development Areas include those areas in which, while public services and utilities are to be provided, this provision is not be assigned a high priority relative to the other types of Growth Areas. Correspondingly, the rate of residential growth is to be moderated in these areas. There are no special open space needs in these areas apart from those identified by the existing parks and recreation planning process in the County.

#### RURAL AND AGRICULTURAL AREA

Open Space in the Rural and Agricultural Area takes the form largely of open space designed to protect natural processes:

- Surface Water
- Floodplains
- Marshes
- Aquifers
- Aquifer Recharge Areas
- Steep Slopes
- Forests and Woodlands, and
- Prime Agricultural Land<sup>1</sup>

While protection of these resources in other growth areas will frequently require public land acquisition of stream valley parks, or of mandatory dedication of open space in the development process, in the Rural and Agricultural Area these resources will be preserved largely as privately owned open space, as future agricultural lands. Other portions of this plan, particularly the Land Use Element of the Physical Development Plan, discuss the proposed combination of controls and incentives by which this preservation objective is to be achieved.

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<sup>1</sup>Wallace, D. A., McHarg, I.L., Toulan, N.A., Stone, A.L., Grigsby, W.G., and Roberts, W.H., ed. Wallace, D.A. Metropolitan Open Space and Natural Processes, University of Pennsylvania, Philadelphia, Pa., 1970, p.28.



BALTIMORE COUNTY, MARYLAND

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